

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		BRATTLE LN, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	2
Owner 1:	STERNE DANIEL A & KYLE A			
Owner 2:				
Owner 3:				
Street 1:	4 BRATTLE LN			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	02476	Type:		

## PREVIOUS OWNER

Owner 1:	STERNE DANIEL A -		
Owner 2:	-		
Street 1:	4 BRATTLE LN		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1949, having primarily N/A Exterior and 966 Square Feet, with 0 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	324,200			324,200
Total Card	0.000	324,200			324,200
Total Parcel	0.000	324,200			324,200
Source: Market Adj Cost	Total Value per SQ unit /Card:			335.61	/Parcel: 335.6

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	319,500	0	.		319,500	319,500	Year End Roll	12/18/2019
2019	102	FV	344,600	0	.		344,600	344,600	Year End Roll	1/3/2019
2018	102	FV	305,400	0	.		305,400	305,400	Year End Roll	12/20/2017
2017	102	FV	278,800	0	.		278,800	278,800	Year End Roll	1/3/2017
2016	102	FV	278,800	0	.		278,800	278,800	Year End	1/4/2016
2015	102	FV	258,000	0	.		258,000	258,000	Year End Roll	12/11/2014
2014	102	FV	246,500	0	.		246,500	246,500	Year End Roll	12/16/2013
2013	102	FV	246,500	0	.		246,500	246,500		12/13/2012

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2020	OWNR INFO	JO	Jenny O
1/28/2020	Mail Update	JO	Jenny O
8/1/2018	Measured	DGM	D Mann
11/10/2000	Inspected	201	PATRIOT
11/9/2000	Hearing Chag	201	PATRIOT
5/6/2000		197	PATRIOT

Sign:

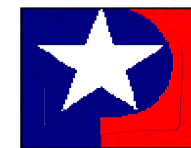
VERIFICATION OF VISIT NOT DATA

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apro 2021

APPAISED:	324,200 /	324,200
USE VALUE:	324,200 /	324,200
ASSESSED:	324,200 /	324,200



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	146309
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
5	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

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## PRINT

Date	Time
12/10/20	21:18:01

**LAST REV**

Date	Time
02/27/20	10:01:53

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Type:	99 - Condo Conv		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	0	Total:	0
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:	N - NONE		

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

	Building Number 1.
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## GENERAL INFORMATION

Grade: C - Average	
Year Blt:	1949
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl: 1	Rating:	Average
WSFlue:	Rating:	

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4		BRs: 1		Baths: 1		HB					

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	49 - 7007

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

[illegible]

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	8 - Typical		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	AV - Average	31	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	1.00000000
Adj \$ / SQ:	398.250
Other Features:	62840
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	469927
Depreciation:	145677
Depreciated Total:	324250

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	418.16	
Special Features:	0	Val/Su Net:	335.61	
Final Total:	324200	Val/Su SzAd	335.61	

**MOBILE HOME**      Make:      Model:      Serial #:      Year:      Color:

### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 080.A-0001-0002.0

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More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	966	398.250	384,710
Net Sketched Area:		966	Total:	384,710
Size Ad	966	Gross Are	966	FinArea

### SUB AREA DETAIL

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## IMAGE

**AssessPro** Patriot Properties, Inc

